

Westfield-Washington Advisory Plan Commission held a meeting on Monday, March 5, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Ken Kingshill, Steve Hoover, Charles Lehman, Bill Sanders, Robert Spraez, Cindy Spoljaric, and Danielle Tolan.

City Staff Present: Matthew Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Planner; and Brian Zaiger, City Attorney

Minutes:

Motion: To approve the minutes for the February 21, 2012 as presented

Motion: Kingshill; Second: Hoover; Vote: Passed by voice vote

ITEMS OF BUSINESS

Case No.	1202-PUD-01
Petitioner	CrossRoads Church PUD
Description	16201 Springmill Road; Petitioner requests a change in zoning from General Business to CrossRoads Church PUD District on approximately 1.75 acres

Todd reviewed details of the petition, stating that staff has been working diligently with the petitioner to address comments from the City Council introduction meeting, the Advisory Plan Commission public hearing, and additional staff comments. He further stated that all items have been addressed to the satisfaction of staff.

Mr. Jon Dobosiewicz, Nelson & Frankenberger, reviewed the changes made to the petition, including: site access requirements, right-of-way improvements, maximum building area, and maximum number of tenants. He added that, regarding Section 3.7 in the PUD Ordinance (Maximum Number of Tenants), the language should be changed to read, "maximum number of tenants on the real estate shall be four." Dobosiewicz also stated that language requiring the installation of a pathway within the Springmill Road right-of-way was added. Finally, he stated that dedication of right-of-way language has also been added.

Motion: To send 1202-PUD-01 to the Westfield City Council with a positive recommendation with proposed change in wording under 3.7.

Motion: Degnan; Second: Hoover; Vote: 9-0

Case No. 1203-REZ-01
Petitioner Henke Development Group, LLC
Description Northeast corner of State Road 32 and Wheeler Road; Petitioner requests a change in zoning from the Enclosed Industrial District to the General Business District on approximately 7.2 acres.

Murray reviewed the petition history, which is a zoning change from Enclosed Industrial to General Business District with the intention of accommodating retail type uses.

Hoover stated his support of the zoning change, even though there are some potential issues with the wellhead, which will be addressed when the site plans come forward in the future.

Spoljaric asked for clarification regarding the language, “shall comply with the Westfield-Washington Township Subdivision Control Ordinance.” She mentioned that the pending amendment has not been passed, but asked if this rezone will be contingent upon approval of pending Subdivision Control Ordinance amendment.

Murray responded that the reference to the Subdivision Control Ordinance was included in the in the staff report with the assumption that the language would be approved prior to the development of the subject property.

Motion: To send 1203-REZ-01 to the Westfield City Council with a positive recommendation.

Motion: Hoover; Second: Degnan; Vote: 9-0

Case No. 1203-DP-02 & 1203-SIT-02
Petitioner Mainstreet Property Group, LLC
Description Petitioner requests Development Plan and Site Plan review for a new structure generally located 700 feet west of the intersection of Tomlinson Road and Blackburn Road on approximately 7 acres.

Murray introduced the development plan and site plan review, which is a new structure to serve a 24-hour nursing facility located on the border on the southeast corner of the Grand Park Sports Campus.

A Public Hearing opened at 7:17 p.m.

No one spoke, and the Public Hearing closed at 7:18 p.m.

Case No. 1203-PUD-03
Petitioner Throgmartin-Henke Development, LLP and The Bridgewater Club, LLC
Description Bridgewater PUD Amendment; Petitioners request amendments to the Bridgewater PUD Ordinance.

Todd reviewed the petition, which is an amendment to the Bridgewater PUD ordinance modifying landscaping and greenway-pathway standards in one specific single-family residential section of the development. He noted that the amendment would make the standards more compatible with single-family detached residential practices and development. He further noted that there are a few additional clean-up items included in the proposal as well.

Hoover asked for clarification on amendment to the greenway trails requirement.

Mr. Charlie Frankenberger, Nelson & Frankenberger, responded by showing slides of the subject area of the proposed text revision. He stated that Parcel K3 was originally planned to be developed as attached residential, but that it will instead develop as detached residential. He noted that the pathway and buffer yard standards for this area were developed with attached housing in mind. He added that since the area will develop as detached housing, the existing standards are no longer necessary. He further explained that, when completed, the treatment of the southern boundary of Parcel K3 will be the same as the southern boundary of Parcel D4. Finally, he stated that with the elimination of the townhomes, the additional path is not necessary considering the already ample connectivity in this area.

A Public Hearing opened at 7:31 p.m.

Ms. Helen Brown, representing some of the neighbors, expressed concern that they were told when they built their homes that there would be a swimming pool on the south side of 151st Street, across the street from Pete Dye Boulevard. She asked why the pool was not being shown in the plans and asked for clarification of the process.

The Public Hearing closed at 7:33 p.m.

Frankenberger stated his belief that the topic of the swimming pool issue is between the private club and the members and is unrelated to the text amendment.

ADJOURNMENT (7:41 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.